

United States Bankruptcy Court
Middle District of Tennessee

In re:
Hiawatha Manor Association, Inc.
Debtor

Case No. 25-01916-RSM
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0650-2
Date Rcvd: Jul 14, 2025

User: admin
Form ID: pdf001

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 16, 2025:

Recip ID	Recipient Name and Address
db	+ Hiawatha Manor Association, Inc., 7380 W SAND LAKE RD SUITE 130, ORLANDO, FL 32819-5285

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 16, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 14, 2025 at the address(es) listed below:

Name	Email Address
BLAKE ROTH	on behalf of Debtor Hiawatha Manor Association Inc. blake.roth@hklaw.com, brooke.freeman@hklaw.com;cathy.thomas@hklaw.com
Christopher Scott Kunde, Jr	on behalf of Debtor Hiawatha Manor Association Inc. scott.kunde@hklaw.com
Jack W Robinson, Jr	on behalf of Creditor Lake Tansi Village Property Owners Association Inc. jrobinsonjr@gsrm.com, djames@gsrm.com
REBECCA JO YIELDING	on behalf of U.S. Trustee US TRUSTEE Rebecca.J.Yielding@usdoj.gov
THOMAS H. FORRESTER	on behalf of Creditor Lake Tansi Village Property Owners Association Inc. tforrester@gsrm.com, djames@gsrm.com;djoscelyn@gsrm.com
US TRUSTEE	

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ustpreion08.na.ecf@usdoj.gov

TOTAL: 6

SO ORDERED.
SIGNED 14th day of July, 2025

THIS ORDER HAS BEEN ENTERED ON THE DOCKET.
PLEASE SEE DOCKET FOR ENTRY DATE.



Randal S. Mashburn
Chief U.S. Bankruptcy Judge



IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

In re:

Hiawatha Manor Association, Inc.

Debtor.

Chapter 11

Case No. 25-01916

Hon. Randal S. Mashburn

**ORDER AUTHORIZING THE RETENTION AND EMPLOYMENT OF
HOLLAND & KNIGHT LLP AS COUNSEL FOR THE DEBTOR AND
DEBTOR IN POSSESSION RETROACTIVE TO THE PETITION DATE**

Upon the Application¹ of Hiawatha Manor Association, Inc. as the debtor and debtor in possession (the “**Debtor**”) for entry of an order (this “**Order**”), authorizing the Debtor to employ H&K, all as more fully set forth in the Application; and this Court having jurisdiction over this matter pursuant to 28 U.S.C. §§ 157; and that this Court may enter a final order consistent with Article III of the United States Constitution; and this Court having found that venue of this proceeding and the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and

¹ Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Application.

this Court having found that this is a core proceeding pursuant to 28 U.S.C. § 157(b); and this Court having found that the Debtor's notice of the Application and opportunity for a hearing on the Application were appropriate under the circumstances and no other notice need be provided; and this Court having reviewed the Application and having heard the statements in support of the relief requested therein at a hearing, if any, before this Court (the "**Hearing**"); and this Court having determined that the legal and factual bases set forth in the Application and at the Hearing establish just cause for the relief granted herein; and upon all of the proceedings had before this Court; and after due deliberation and sufficient cause appearing therefor, it is HEREBY ORDERED THAT:

1. The Application is GRANTED as stated herein.
2. The Debtor is authorized to retain and employ H&K as its attorneys in accordance with the terms and conditions set forth in the Application.
3. H&K is authorized to provide the Debtor with the professional services as described in the Application and consistent with its prepetition engagement for the Debtor. Specifically, but without limitation, H&K will render the following legal services:
 - a. advising the Debtor with respect to its powers and duties as debtors in possession in the continued management and operation of the Debtor's business and property;
 - b. advising and consulting on the conduct of this Chapter 11 Case, including all of the legal and administrative requirements of operating in a case under chapter 11 of the Bankruptcy Code;
 - c. attending meetings and negotiating with representatives of creditors and other parties in interest;
 - d. taking all necessary actions to protect and preserve the Debtor's estate, including prosecuting actions on the Debtor's behalf, defending any action commenced against the Debtor, and representing the Debtor in negotiations concerning litigation in which the Debtor is involved, including objections to claims filed against the Debtor's estate;
 - e. preparing pleadings in connection with this Chapter 11 Case, including

motions, applications, answers, orders, reports, and papers necessary or otherwise beneficial to the administration of the Debtor's estate;

- f. representing the Debtor in connection with obtaining authority to continue using cash collateral and obtaining postpetition financing;
- g. advising the Debtor in connection with any potential sale of assets;
- h. appearing before this Court and any appellate courts to represent the interests of the Debtor's estate;
- i. advising the Debtor regarding tax matters;
- j. taking any necessary action on behalf of the Debtor to negotiate, prepare, and obtain approval of a disclosure statement and confirmation of a chapter 11 plan and all documents related to the foregoing; and
- k. performing all other necessary legal services for the Debtor, in connection with the prosecution of this Chapter 11 Case, including: (i) analyzing the Debtor's leases and contracts and the assumption and assignment or rejection of same; (ii) analyzing the validity of liens against the Debtor or its estate; and (iii) advising the Debtor on corporate and litigation matters.

4. H&K shall apply for compensation for professional services rendered and reimbursement of expenses incurred in connection with the Debtor's Chapter 11 Case in compliance with sections 330 and 331 of the Bankruptcy Code and applicable provisions of the Bankruptcy Rules, Local Rules, and any other applicable procedures and orders of the Court.

5. Notwithstanding anything to the contrary in the Application or the Declaration attached to the Application, the reimbursement provisions allowing the reimbursement of fees and expenses incurred in connection with participating in, preparing for, or responding to any action, claim, suit, or proceeding brought by or against any party that relates to the legal services provided and fees for defending any objection to H&K's fee applications under the Bankruptcy Code are not approved pending further order of the Court.

6. The U.S. Trustee retains all rights to object to any rate level and/or rate increase on all grounds, including the reasonableness standard set forth in section 330 of the Bankruptcy Code,

and the Court retains the right to review any rate increase pursuant to section 330 of the Bankruptcy Code.

7. The Debtor and H&K are authorized to take all actions necessary to effectuate the relief granted pursuant to this Order in accordance with the Application.

8. Notice of the Application as provided therein is deemed to be good and sufficient notice of such Application, and the requirements of the Local Rules are satisfied by the contents of the Application.

9. To the extent the Application or the Roth Declaration are inconsistent with this Order, the terms of this Order shall govern.

10. The terms and conditions of this Order shall be immediately effective and enforceable upon its entry.

11. The Court retains jurisdiction with respect to all matters arising from or related to the implementation of this Order.

APPROVED FOR ENTRY:

HOLLAND & KNIGHT LLP

/s/ Blake D. Roth

Blake D. Roth (Federal ID No. 2666808)

C. Scott Kunde (TN Bar No. 040218)

511 Union Street, Suite 2700

Nashville, TN 37219

Telephone: (615) 244-6380

Facsimile: (615) 244-6804

Email: Blake.Roth@hklaw.com

Scott.Kunde@hklaw.com

Proposed Attorneys for the Debtor and Debtor in Possession